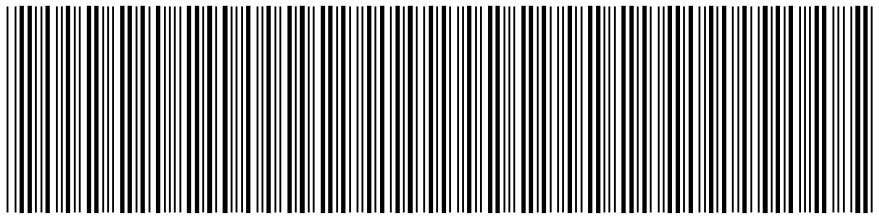


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


**2005052401981001001EE8EF**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 5**
**Document ID: 2005052401981001**
**Document Date: 05-20-2005**
**Preparation Date: 05-24-2005**
**Document Type: DEED**
**Document Page Count: 3**
**PRESENTER:**

ROCKWELL ABSTRACT LLC  
39 W 37TH ST  
AS AGENT  
NEW YORK, NY 10018  
212-812-2654  
RWL050453A TAD

**RETURN TO:**

WILLIAM REINHARDT, ESQ  
2990 AVENUE U  
BROOKLYN, NY 11229  
RWL050453A PROPHETE B8044 L55 KINGS

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
BROOKLYN	8044	55	Entire Lot	15 PAERDEGAT 6TH STREET
<b>Property Type:</b> 1- 2 FAM WITH ATTCH GAR /OR VACANT LAND				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**
**GRANTOR/SELLER:**

SUSAN CHERNOV  
15 PAERDEGAT 6TH STREET  
BROOKLYN, NY 11236

**GRANTEE/BUYER:**

ROSE PROPHETE  
89 EAST 43RD STREET, UNIT 6A  
BROOKLYN, NY 11236

☒ Additional Parties Listed on Continuation Page

**FEES AND TAXES**

<b>Mortgage</b>		Recording Fee: \$	52.00
Mortgage Amount:	\$	Affidavit Fee: \$	0.00
Taxable Mortgage Amount:	\$	NYC Real Property Transfer Tax Filing Fee:	
Exemption:		\$	75.00
TAXES: County (Basic):	\$	NYS Real Estate Transfer Tax:	
City (Additional):	\$	\$	2,100.00
Spec (Additional):	\$		
TASF:	\$		
MTA:	\$		
NYCTA:	\$		
Additional MRT:	\$		
TOTAL:	\$		

NYC HPD Affidavit in Lieu of Registration Statement


**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE  
CITY OF NEW YORK**

Recorded/Filed 06-01-2005 11:15

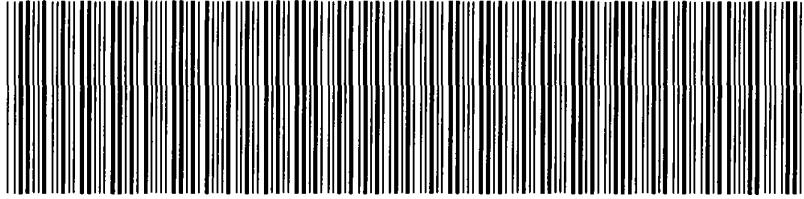
City Register File No.(CRFN):

**2005000318209**

*Annette McHill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2005052401981001CEA6F

**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 5**

**Document ID: 2005052401981001**

**Document Date: 05-20-2005**

**Preparation Date: 05-24-2005**

**Document Type: DEED**

**PARTIES**

**GRANTOR/SELLER:**

ISADORE UNGER  
15 PAERDEGAT 6TH STREET  
BROOKLYN, NY 11236

**GRANTOR/SELLER:**

BETW OSCAR & ROSE UNGER  
15 PAEDEGAT 6TH ST  
BROOKLYN, NY 11236

**GRANTOR/SELLER:**

AS TRUSTEES UNDER CERTAIN TRUST DATED  
2/27/1988

15 PAEDEGAT 6TH ST  
BROOKLYN, NY 11236

**GRANTOR/SELLER:**

& SUSAN CHERNOV & ISADORE UNGER  
15 PAERDEGAT 6TH STREET  
BROOKLYN, NY 11236

**PARTIES**

**GRANTEE/BUYER:**

GABRIEL ERNST  
89 EAST 43RD STREET  
BROOKLYN, NY 11236

Standard N.Y.B.T.U. Form 8002

Bargain and Sale Deed with Covenants against Grantor's Acts - Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 20<sup>th</sup> day of May, 2005.

BETWEEN Susan Chernov and Isadore Unger, as Trustees under a certain trust dated February 27, 1988 between Oscar and Rose Unger and Susan Chernov and Isadore Unger, residing at 15 PAERDEGAT 6TH STREET, BROOKLYN, New York ,

*Ernst Gabriel*

party of the first part, and ROSE PROPHETE and ~~GABRIEL ERNST~~, residing at 89 EAST 43TH STREET, UNIT 6A, BROOKLYN, New York ,

party of the second part.

WITNESSETH, that the party of the first part, in consideration of TEN (\$10.00) dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Brooklyn, County of Kings and State of New York,

See attached Schedule "A".

Section 24  
Block 8044  
Lot 55  
District 3

BEING AND INTENDED TO BE the same premises conveyed to the party of the first part by deed dated and recorded in KINGS COUNTY.

TOGETHER with all right, title and interest, if any, of the party of the first in an to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs and successors and assigns of the party of the second part forever.

AND the party of the first part covenant that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

WITNESS

*[Signature]*  
Isadore Unger as Trustee

*[Signature]*  
Susan Chernov as Trustee

**Rockwell Abstract, LLC**

Issued on behalf of

***First American Title Insurance Company of New York***

**Title No.: *RWL050453A***

**SCHEDULE A**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Paerdegat 6th Street 229 feet distant southerly from the corner formed by the intersection of the southerly side of East 80th Street and the westerly side of Paerdegat 6th Street;

RUNNING THENCE westerly parallel with the southerly side of East 80th Street and part of the distance through a party wall 100 feet;

RUNNING THENCE southerly and parallel with the westerly side of Paerdegat 6th Street 20 feet;

RUNNING THENCE easterly parallel with the southerly side of East 80th Street and part of the distance through a party wall 100 feet to the westerly side of Paerdegat 6th Street;

THENCE northerly along the westerly side of Paerdegat 6th Street 20 feet to the point or place of BEGINNING.

**FOR INFORMATION ONLY:**

Said premises is known as 15 Paerdegat 6th Street, Brooklyn, New York

Also known as Lot 55, Block 8044, in Kings County

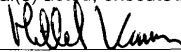
**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE**STATE OF NEW YORK, COUNTY OF Wing

SS:

STATE OF NEW YORK, COUNTY OF

SS

On this 20<sup>th</sup> day of MAY, 2005  
 before me, the undersigned, personally appeared  
Susan Chernov and Isadore Unger  
 personally known to me or proved to me on the basis of  
 satisfactory evidence to be the individual(s) whose name(s)  
 is/are subscribed to the within instrument, and acknowledged  
 to me that he/she/they executed the same in his/her/their  
 capacity(ies), and that by his/her/their signature(s) on the  
 instrument, the individual(s), or the person upon behalf of which  
 the individual(s) acted, executed the instrument.



(signature and office of individual taking acknowledgment)

On this \_\_\_\_\_ day of \_\_\_\_\_  
 before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of  
 satisfactory evidence to be the individual(s) whose name(s)  
 is/are subscribed to the within instrument, and acknowledged  
 to me that he/she/they executed the same in his/her/their  
 capacity(ies), and that by his/her/their signature(s) on the  
 instrument, the individual(s), or the person upon behalf of  
 which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

**HILLEL KANNER**  
 Notary Public - State of New York  
 No. 02KAB057300  
 Qualified in Kings County  
 Commission Expires August 16, 2007

**TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE**

State (or District of Columbia, Territory, or Foreign Country) of

SS:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are)  
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which  
 the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in  
 the \_\_\_\_\_ in \_\_\_\_\_

(insert the City or other political subdivision)

(and insert the State or Country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

**BARGAIN AND SALE DEED**  
 WITH COVENANTS AGAINST GRANTOR'S ACTS

TITLE NO.:

RWL050453A

**Susan Chernov and Isadore Unger, as Trustees**  
**under a certain trust dated February 27, 1988**  
**between Oscar and Rose Unger and Susan**  
**Chernov and Isadore Unger**

TO

**ROSE PROPHETE and GABRIEL ERNST**

SECTION 24

BLOCK 8044

LOT 55

COUNTY OR TOWN **Kings**

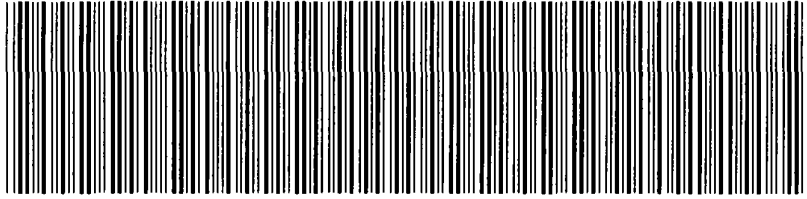
Recorded at Request of :

Return by Mail to:  
**WILLIAM REINHARDT, ESQ.**  
**2990 AVENUE U**  
**BROOKLYN, NY 11229**

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**



**2005052401981001001S266E**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2005052401981001**

**Document Date: 05-20-2005**

**Preparation Date: 05-24-2005**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2005051900485**

**SUPPORTING DOCUMENTS SUBMITTED:**

RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

**Page Count**

1

1

MAY-19-2005 23:15

MAIN OFFICE

5166327171 P.11

FOR CITY USE ONLY

C1. County Code          C2. Date Deed Recorded          /          /           
 Month Day Year

C3. Book          OR C4. Page         

C5. CRFN         



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location 15 PAERDEGAT 6TH STREET BROOKLYN 11236  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name PROPHETE ROSE  
 LAST NAME / COMPANY FIRST NAME  
ERNST GABRIEL  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent:  
 If other than buyer address (at bottom of form)                             
 LAST NAME / COMPANY FIRST NAME  
                            
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR          Part of a Parcel

5. Dead Property Size 20 X 100 OR          ACRES  
 FRONT FEET DEPTH

6. Seller Name UNGER ROSE  
 LAST NAME / COMPANY FIRST NAME  
                   
 LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:  
 6. Ownership Type is Condominium           
 7. New Construction on Vacant Land         

9. Check the box below which most accurately describes the use of the property at the time of sale:  
 A ☒ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

## SALE INFORMATION

10. Sale Contract Date 3 / 18 / 2005  
 Month Day Year

11. Date of Sale / Transfer 5 / 20 / 2005  
 Month Day Year

12. Full Sale Price \$ 5 2 5 0 0 0  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale         

14. Check one or more of these conditions as applicable to transfer:  
 A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
 J ☒ None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class B 9 16. Total Assessed Value (of all parcels in transfer) 2 4 1 2 2

17. Borough, Block and Lot / Roll Identifier(s) (if more than three, attach sheet with additional Identifier(s))  
BROOKLYN 8044 55

## CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact hereon will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER'S SIGNATURE Rose Ernst DATE 5/20/05  
15 PAERDEGAT ST.  
 STREET NUMBER STREET NAME (AFTER SALE)  
Brooklyn N.Y. 11236  
 CITY OR TOWN STATE ZIP CODE

BUYER'S ATTORNEY  
 LAST NAME          FIRST NAME           
718 377-8880  
 AREA CODE TELEPHONE NUMBER  
 SELLER'S SIGNATURE          DATE 5/20/05

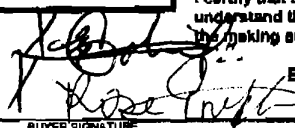
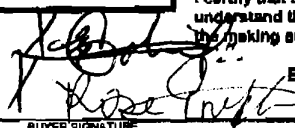
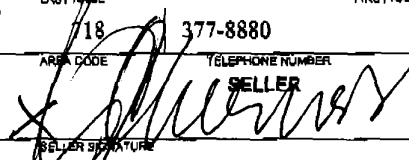
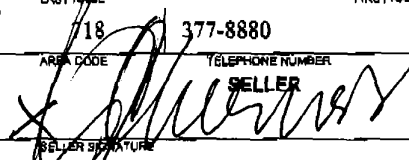
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MAIN OFFICE

5166327171

P.12

CERTIFICATION		I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.	
 BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE 	DATE 5/22/05	LAST NAME 18	FIRST NAME 377-8880
STREET NUMBER 15	STREET NAME (AFTER SALE) PAEDZGAT ST	AREA CODE 718	TELEPHONE NUMBER 377-8880
CITY OR TOWN Brooklyn	STATE NY	ZIP CODE 11236	SELLER 
		SELLER SIGNATURE 	DATE 5/20/05

2005051900485201



MAY-19-2005 23:14

MAIN OFFICE

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P.04

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York     )  
                                  ) SS.:  
County of Kings     )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

15 PAERDEGAT 6TH STREET

<u>BROOKLYN</u> Borough	New York,	<u>8044</u> Block	<u>55</u> Lot	Unit/Apt. (the "Premises");
----------------------------	-----------	----------------------	------------------	--------------------------------

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices,

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<p><u>Susan Chernov</u> Name of Grantor (Type or Print)</p> <p><u>[Signature]</u> Signature of Grantor</p>	<p><u>Ernest Gabriel Rose Proplato</u> Name of Grantee (Type or Print)</p> <p><u>X [Signature] X Rose Proplato</u> Signature of Grantee</p>
--	---

Sworn to before me  
this 26<sup>th</sup> date of May 2005

HILLEL KANNER  
Notary Public - State of New York  
No. 02KAB087389  
Qualified in Kings County  
Commission Expires August 18, 2007

Sworn to before me  
this 26<sup>th</sup> date of May 2005

HILLEL KANNER  
Notary Public - State of New York  
No. 02KAB087389  
Qualified in Kings County  
Commission Expires August 18, 2007

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

**STATE OF NEW YORK  
AFFIDAVIT OF COMPLIANCE OF CARBON MONOXIDE DETECTOR  
INSTALLATION  
IN ONE AND TWO FAMILY HOMES**

STATE OF NEW YORK )  
COUNTY OF Kings ) ss.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

15 Peridot Court, \_\_\_\_\_, \_\_\_\_\_  
Street Address Unit/Apt.  
Brooklyn New York, 3 8044 55 (the "Premises");  
Borough/City Section Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational carbon monoxide detecting device in compliance with the provisions of Section 378 (5) (a) and Section 378 (5) (d) of the Executive Law concerning carbon monoxide detecting devices;

[Signature]  
Name of Grantor (Type or Print)  
\_\_\_\_\_  
Signature of Grantor

X [Signature] X Rose [Signature]  
Name of Grantee (Type or Print)  
\_\_\_\_\_  
Signature of Grantee

Sworn to before me  
This 20<sup>th</sup> date of May 2005  
[Signature]  
Notary Public

HILLEL KANNER  
Notary Public - State of New York  
No. 02KAB07389  
Qualified in Kings County  
Commission Expires August 16, 2007

Sworn to before me  
This 20<sup>th</sup> date of May 2005  
[Signature]  
Notary Public

HILLEL KANNER  
Notary Public - State of New York  
No. 02KAB07389  
Qualified in Kings County  
Commission Expires August 16, 2007

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.